

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11007 FM 2222 FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2012-0094, on file at the Planning and Development Review Department, as follows:

Lot 3, Bull Creek Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 77, Page 68 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11007 FM 2222 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales
Alternative financial services
Commercial off-street parking
Funeral services
Pawn shop services

Automotive rentals
Automotive washing (of any type)
Bail bond services
Exterminating services
Off-site accessory parking
Service station

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the community commercial (GR)
3 base district and other applicable requirements of the City Code.

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5 **PART 3.** This ordinance takes effect on _____, 2012.

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8 **PASSED AND APPROVED**

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12 _____, 2012

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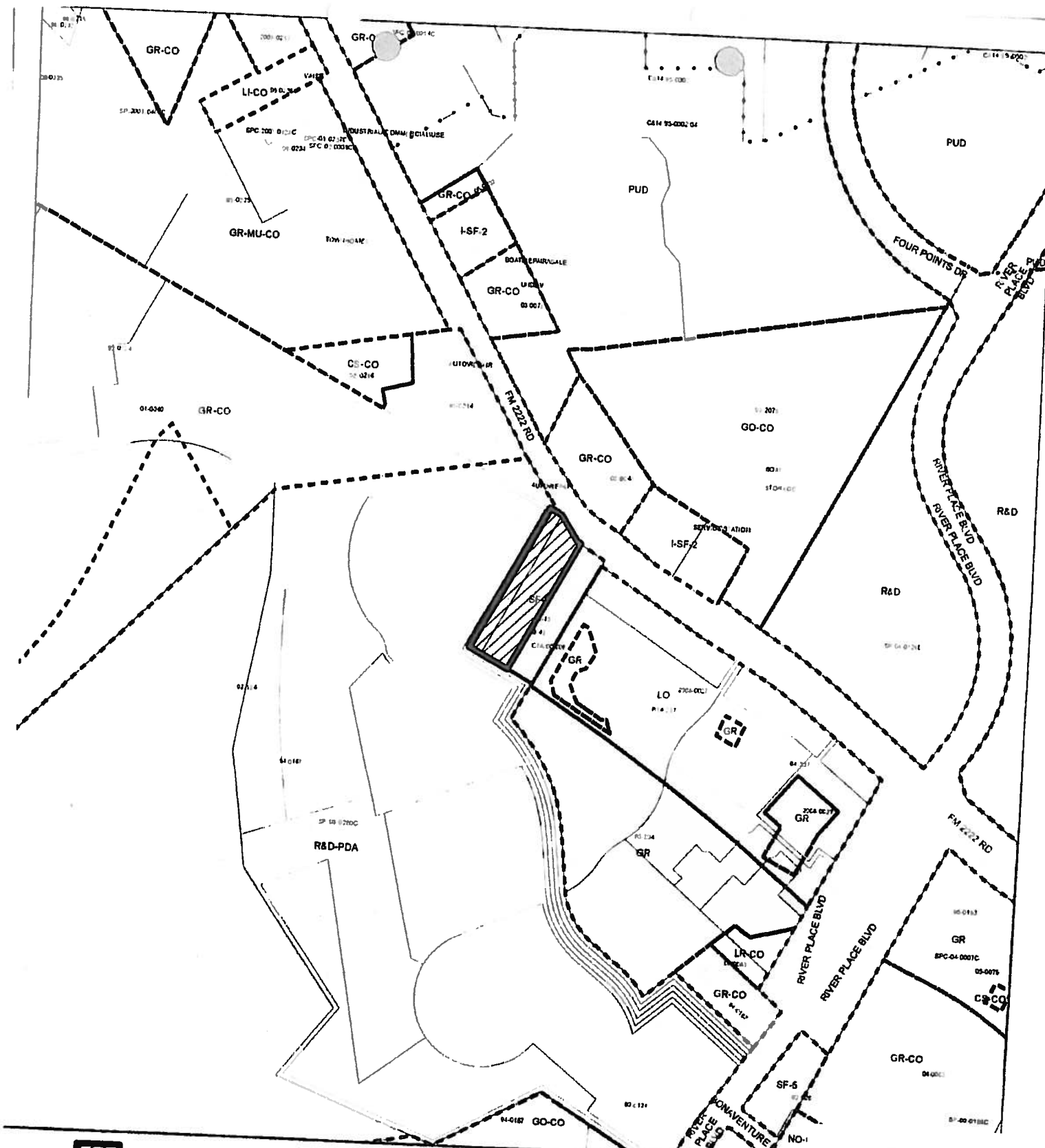
13 Lee Leffingwell
14 Mayor

15
16
17 **APPROVED:** _____

18 Karen M. Kennard
19 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



- ZONING**
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

ZONING CASE#: C14-2012-0094

Exhibit A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.